

ROCHFORD ALLOCATIONS SUBMISSIONS DOCUMENT

HEARING EXAMINATION

10.00 AM TUESDAY 10 SEPTEMBER 2013

MATTERS FOR DISCUSSION

Issue 2 (Rayleigh)

Are the allocated housing and employment sites (both brownfield and settlement extensions) at Rayleigh (below) justified, deliverable within the plan period and consistent with national policy?

BFR4 Rawreth Industrial Estate, Rayleigh
SER1 North of London Road, Rayleigh
NEL1 South of London Road, Rayleigh
NEL2 West of A1245, Rayleigh

- i) Have the consultation procedures undertaken been adequate and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012?

BFR4 Rawreth Industrial Estate, Rayleigh

- ii) In the absence of a specific promoter is it realistic to assume that site BFR4 will come forward?

SER1 North of London Road, Rayleigh

- iii) Is the site selected justified when compared to other reasonable alternatives?
- iv) Is the proposed development deliverable over the plan period having regard, amongst other things, to land ownership issues and infrastructure constraints?
- v) Are the detailed site boundaries appropriate?
- vi) Is the detail about the form, scale, access and quantum of development appropriate having regard to policies in the Core Strategy?
- vii) Is there sufficient detail about replacement and additional playing field and sporting facilities?

viii) If the site is found to be unsound, then what are the alternative options?

NEL1 South of London Road, Rayleigh

- ix) Is the site selected justified when compared to other reasonable alternatives?
- x) Are the detailed site boundaries appropriate?
- xi) Is the proposed development deliverable over the plan period having regard, amongst other things, to lack of land owner interest and constraints of power lines and existing businesses?

NEL2 West of A1245, Rayleigh

- xii) Is the detail about the form of development appropriate?
- xiii) Can satisfactory highway access be devised?
- xiv) If either or both of the employment sites are found to be unsound, then what are the alternative options?